

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/100 Cole Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$875,000

Median sale price

Median price \$1,337,500 Property Type Unit Suburb Brighton

Period - From 06/06/2022 to 05/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/55 Wilson St BRIGHTON 3186	\$900,000	12/01/2023
2	4/14 Burrows St BRIGHTON 3186	\$877,500	17/12/2022
3	4/121 Cochrane St BRIGHTON 3186	\$836,000	25/02/2023

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/06/2023 16:52



2 1 1

Property Type: Villa

Agent Comments

Indicative Selling Price

\$850,000 - \$875,000

Median Unit Price

06/06/2022 - 05/06/2023: \$1,337,500

Comparable Properties

4/55 Wilson St BRIGHTON 3186 (VG)

Agent Comments

3 - -

Price: \$900,000

Method: Sale

Date: 12/01/2023

Property Type: Flat/Unit/Apartment (Res)



4/14 Burrows St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 1

Price: \$877,500

Method: Auction Sale

Date: 17/12/2022

Property Type: Unit



4/121 Cochrane St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 2

Price: \$836,000

Method: Auction Sale

Date: 25/02/2023

Property Type: Unit